

Burlington Development Review Board

149 Church Street, City Hall

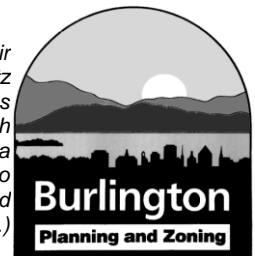
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Austin Hart, Chair
Brad Rabinowitz
Jonathan Stevens
Israel Smith
A.J. LaRosa
Alexandra Zipparo
Geoff Hand
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, August 4, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT Minutes

Board Members Present: A.Hart, Jonathan Stevens, Brad Rabinowitz, A.J.LaRosa, Alexandra Zipparo, Geoff Hand

Board Members Absent: Israel Smith

Meeting commenced at 5:04pm

- I. Agenda; noticed application for 37- 47 Church St not taking it up tonight; no other changes**
- II. Communications; 18-20 Weston St taken up on Other Business**
- III. Minutes; Minutes for July 21st Meeting**
- IV. Consent Agenda**
 - 1. 16-0012CU; 747 Pine Street (RM, Ward 2C) Cresta Cooper Nedde LLC, CU**
Establish health studio in unit 3, no site changes. (Project Manager, Mary O'Neil)

A.Hart - recused himself from this item.
B.Rabinowitz - chair for this item.
J.Stevens - motioned to adopt staff findings and recommendations on permit.
A.Zipparo - seconded the motion.
Motion 4-0-0
Motion carries.
 - 2. 16-0001SN; 37-43 Church Street (CBD, Ward 3), Panera Signage, Bigger Boat LLC**
Replace existing nonconforming signs with new nonconforming signs for Panera Bread (Project Manager, Scott Gustin) *This application has been revised for administrative review.*

Unanimous decision by Board to table this item.
- V. Certificate of Appropriateness**
 - 1. 16-0016CA; 187 Carrigan Drive (ICC, Ward 1E) University of Vermont**
Rear addition to the central heating and chiller plant and expansion of existing open air enclosure. (Project Manager, Scott Gustin)

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A.Hart - recused himself from this item.
 B.Rabinowitz - chairs item
 R.Vaughan - presents project for CPCH; former chillers encompasses 40' towers; display and final design work shown with slide presentation; central chiller will be located in central heating plant; small addition placed 40' off existing plant.
 J.Stevens - questioned orientation of project.
 R.Vaughan - describes more screening; addition 89 x 38; taking down two walls, extending west and east side walls; front façade all brick and granite; height varies from 25 to 35 ' due to grading; ventilation cupola; second floor mezzanine; metal roof; height matches existing cooling tower wall; aligns with key elements and existing bldg.
 B.Rabinowitz - 12 surface parking spaces will be eliminated.
 R.Vaughan - will lose 12 spaces;
 B.Rabinowitz – asks staff if this is considered an issue?
 S.Gustin – says it is a non-issue.
 B.Rabinowitz – is this project consistent with new dorm projects? Questions the landscaping at 100 ft. wall.
 R.Vaughan - Brick pavers across front and adding trees near STEM project. STEM project provides landscaping.
 A.Zipparo – not sure if parking is a non-issue.
 S.Gustin – this project involves an overlay and 12 removed spaces are okay.
 B.Rabinowitz - Closes Public Hearing at 5:25pm

2. 15-1401CA; 185-195 College Street (D, Ward 3C) Great Cedars, LLC

Renovations associated with changes of use: First floor and basement commercial; 2nd, 3rd & 4th floors for 33 new residential units. Window repair and replacement, exterior repair as needed, parking identification. (Project Manager, Mary O'Neil)

Steve Guild, applicant, explains that owner intends to have first floor as commercial and second, third and fourth floors converted to residential, which includes studios and one and two bedrooms. Permits are currently in place to restore façade, windows, rot and damaged brick. Majority of the work is all inside. No tenants moved in at this time.

Tenants will be able to apply for individual permits;

A.Hart – Is there a site plans showing alleys and roads, elevations and references to buildings.

M.ONeil - presents Board with plans

A.Hart – asked for staff comments

S.Guild – said there are 66 parking spaces in Merchants garage leaving 59 spaces available in Merchant St for parking and at College St. The bike room on second floor is 16 x 19 floor area. Inclusionary housing will be moved to another building. Windows specifications are according to staff recommendations.

B.Rabinowitz – asked if some apts have access to College St and Mechanics Lane.

Owner does not own the dumpsters on Stacy Lane.

A.Hart – is there a request for waiver of impact fees?

M.ONeil - not aware of a waiver for impact fees.

A.Hart – the Planning and Zoning Department can determine if a waiver is warranted.

The issue is a proposal for more central trash and rubbish removal. What is the implication of adding 33 units and providing for rubbish removal and dumpsters? Need to see a proposal for this arrangement and what the fall back plan will be.

B.Rabinowitz - noted building plan is incomplete since it does not show for overlap making for a confusing plan to follow.

M.ONeil – there are significant impacts due to recycling and rubbish, which the plan does not address this. It cannot be business as usual.

A.Hart – said this is a great use for building /residential; permits are already issued for the project.

M.ONeil – drawings are incomplete.

A.Hart – does this include graphics?

M.ONeil - DPW needs to remove an encroachment; DPW access achieved outside of ROW; formerly a modern storefront.

A.Hart – Is 33 parking spaces in parking plan enough for the number of bedrooms?

A.Zipparo - are all market rate apartments?

S.Guild – yes market rate and shows Board.

J.Stevens - identified 2nd floor plan as shown

A.Zipparo - how many bike spaces will there be?

S.Guild – 8 long term spaces and 3 short term spaces according to code.

A.Zipparo - this may be inadequate at times; questions private garage.

B.Rabinowitz - garage commitments are being explored.

M.ONeil – number of garage spaces in question and applicant is required to file storm water plan.

B.Rabinowitz – question on the type of windows

O'Neil - wood clad in kind.

B.Rainbowitz – are windows in each building consistent and all the same?

S.Guild – intent is to match what's there now. No chance to check every window. Boarded up windows are on 1st and 2nd floor. Once tenants move in, they will apply for where they want the windows.

B.Rabinowitz - is elevation B whole facade boarded up?

S.Guild - yes this is second floor plan.

B.Rabinowitz - what are the materials used on 2nd floor

S.Guild - stucco finish painted.

A.Hart - resolving access issue for pedestrians? Will facades will be more visible?

S.Guild - not focused on alley until 1st floor tenants move in.

A.Hart – what is the connection with commercial tenants? Will applicant have to come back when commercial tenants are identified?

M.ONeil - could do signage administratively.

A.Hart - these decisions may be different depending on tenants.

B.Rabinowitz - great to see bldg being used; disappointing that facades are ignored and are inconsistent.

S.Guild – only doing window replacements that will not affect historic nature; 1st floor windows are not original.

B.McGrew – concerns about no requirement to go to neighborhood group regarding inclusionary housing and the market rate apartments.

A.Hart – there is an inclusionary requirement for the Community and Economic Development Office, which the applicant needs fulfill or applicant would need to provide compensation.

B.McGrew – will this be for affordable housing and is it a requirement?

A.Hart – asks staff how applicant complies.

M.ONeil - applicant has not indicated.

A.Hart - no request to do off site?

B.McGrew - parking garage is a full private garage with 33 spaces. What happens to other people's parking spaces? Not sure about parking study what is being counted.

A.Hart – Board will be looking at what is available.

B.McGrew - who is being to be displaced? Are all contracted? Concerned about displacement of cars creating more congestion for downtown residents.

A.Zipparo – did you attend the meeting?

B.McGrew - told by David White there is no requirement due to no expansion of foot print.

A.Hart - call P and Z tomorrow to ask when deliberative session will be held.

M.Fritz – property manager for 168 college, 198 college, 206 college questions corporate plaza parking not being monitored or having designated spaces with no guarantee for a spot. Oversells all the time and oversubscribed with no system to monitor;

B.Rabinowitz - corporate takes hourly parking but not Merchants.

A.Hart – Board will discuss this. It will be in violation if not allowing spaces for 33 units. This is a requirement that needs to be done.

A.Zipparo - seen this requirement before

M.Fritz - knows the pressure for parking, surface and garage; emotional issues regarding access; speaks on behalf of commercial tenants. Hardly any professionals have signage; noise language issues; paint all over street; Fire dept. there all day; feeling if it's always going to happen affecting value of businesses; day to day difficult; had asked to clean up paint but no response.

A.Hart - Board can discuss; people using sidewalks and roadways; concerns to call DPW Understand that construction is disruptive.

M.Fritz - garbage concern; lack of knowledge about windows good bad and what they will be; consistency

A.Hart – Board will discuss windows

M.Fritz - concern about alleys; disappointed in façade on first fl not historic look; think more people would be present to speak, but description of agenda was not clear until amended agenda went out.

A.Hart - whether one person says it or more than one we consider everything.

M.Fritz - appreciates hearing this.

A.Hannaford – from the north ward parks in a different garage; interested in parking in this garage; sees conflict that Handy has parking and towing business and parking arrangements between residential and commercial units.

A.Hart – take up with Planning Commission not DRB's concern

A.Hannaford - knowing College St and the development of other buildings and whether his project is being held to similar standards.

S.Guild - parking is between owners and tenants; windows; most are aluminium frame and have to be replaced; going to match existing style; some covered up consistent throughout alley and entire building.

J.Stevens - sees random locations of windows no consistency.

B.Rabinowitz – there is a lot of stuff on the building façade. Is there an intention that it all stays until there is a reason to remove? Removing power line?

S.Guild - power comes into basement; not sure where lines come from.

Gutting whole bldg; leaving free press; clean up alley of garbage; make entire alley more pedestrian friendly.

A.Hart - agrees change of use is good thing.

B.Rabinowitz – disappointed that significant historic architecture is not being presented well.

J.Stevens - hoping to see commentary on inclusionary housing.

S.Guild – will be designated to another location.

M.Oneil – inclusionary housing was not part of the application.

A.Hart - may have to come back to Public Hearing about this.

Public Hearing was closed at 6:27pm

VI. Adjournment

V. Other Business;

S.Gustin - Board in May; CE reopen; Board decision with limited parameters; decision couple weeks ago was partial; CE what is decision; amend decision to put both decision together; original decision never written up and put together;

A.Hart - not part of original

S.Gustin - taking staff report working with city attorney; have recording but no audio

M.ONeil - cord into recorder faulty

A.Hart - incorporate May and more recent decisions

Adjourned Discussion at 6:32pm

Motion
AJLaRosa; move to grant permit and adopt staff findings
JStevens; seconded motion
Motion: 4-0-0
Motion Carries.

Deliberative Session set for Monday, August 9, 2015 at 5:00p.m.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

A.Hart, Chair, Development Review Board

Date

Anita Wade, Planning and Zoning Clerk

Date